

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Irvington

State: NJ

PJ's Total HOME Allocation Received: \$9,781,419

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 27			
% of Funds Committed	91.93 %	94.52 %	23	94.94 %	27	25	
% of Funds Disbursed	76.18 %	83.13 %	22	84.35 %	19	15	
Leveraging Ratio for Rental Activities	1.67	4.44	22	4.59	31	25	
% of Completed Rental Disbursements to All Rental Commitments***	85.03 %	83.34 %	17	81.38 %	26	31	
% of Completed CHDO Disbursements to All CHDO Reservations***	14.32 %	65.24 %	27	68.05 %	2	2	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	63.29 %	82.73 %	25	79.65 %	13	11	
% of 0-30% AMI Renters to All Renters***	41.14 %	44.53 %	19	44.76 %	42	41	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	69.62 %	95.87 %	27	94.31 %	4	3	
Overall Ranking:			In State:	27 / 27	Nationally:	12 9	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$20,355	\$26,615		\$25,245	158 Units	47.20 %	
Homebuyer Unit	\$8,243	\$16,530		\$14,395	134 Units	40.00 %	
Homeowner-Rehab Unit	\$19,381	\$15,052		\$20,186	43 Units	12.80 %	
TBRA Unit	\$0	\$7,838		\$3,142	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Irvington NJ

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$42,968	\$71,387	\$17,595
State:*	\$96,875	\$90,993	\$17,016
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 1.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.13

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	1.8	1.0	3.4	0.0
Black/African American:	90.0	94.3	96.6	0.0
Asian:	0.0	1.9	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.9	1.0	0.0	0.0
Asian/Pacific Islander:	0.0	1.0	0.0	0.0

ETHNICITY:

Hispanic	7.3	1.0	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	31.8	8.6	24.1	0.0
2 Persons:	25.5	23.8	37.9	0.0
3 Persons:	16.4	22.9	3.4	0.0
4 Persons:	15.5	24.8	13.8	0.0
5 Persons:	6.4	10.5	10.3	0.0
6 Persons:	4.5	4.8	6.9	0.0
7 Persons:	0.0	4.8	3.4	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	32.7	25.7	6.9	0.0
Elderly:	1.8	1.9	17.2	0.0
Related/Single Parent:	51.8	41.9	62.1	0.0
Related/Two Parent:	8.2	22.9	13.8	0.0
Other:	5.5	7.6	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	24.5	1.0 [#]
HOME TBRA:	0.0	
Other:	12.7	
No Assistance:	62.7	

of Section 504 Compliant Units / Completed Units Since 2001 2

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

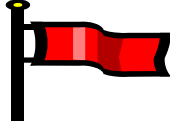
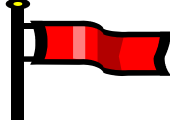
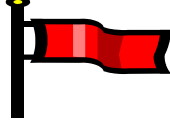
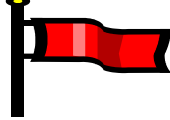
Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM SNAPSHOT WORKSHEET - RED FLAG INDICATORS

Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Irvington State: NJ Group Rank: 12
 State Rank: 27 / 27 PJs (Percentile)
 Overall Rank: 9 (Percentile)
 Summary: 4 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	85.03	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	14.32	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	63.29	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	69.62	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	3.54	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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